Karen Johnson Davidson County
Batch# 1442984 DEEDWARR
07/07/2026 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20260707-0061163

RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: LTL-41158-26

WARRANTY DEED

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Jennifer Russell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 day of July 2026

NOTARY PUBLIC

My commission expires: 6/24/2028

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Atsushi Inoue 900 20th Avenue, 1412 Nashville, TN 37212	Same address as new owner	092-16-0E-143-00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED TWENTY THOUSAND AND 00/100 Dollars ($ 420,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **Nicolette Catafygiotu, Trustee of the Nicolette Catafygiotu Revocable Living Trust dated August 15, 2024**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **Atsushi Inoue, unmarried man**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1412 of The Adelicia, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Adelicia of record in Instrument No. 20060222-0020964, as amended and restated in Instrument No. 20071212-0143307, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility casements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Together with Parking Space Number 63 and Storage Space Number 40, which are assigned as limited common elements appurtenant to the above described unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Nicolette Catafygiotu, Trustee of The Nicolette Catafygiotu Revocable Living Trust Dated 8-15, 2024 and any amendments thereto, by Quitclaim Deed from Nicolette Catafygiotu, dated August 15,2024, and recorded August 19, 2024, in Instrument No. 20240819-0063272, in Davidson County Register's Office.

Being the same property conveyed to Nicolette Catafygiotu, a single woman, by Warranty Deed from Brandon J. Liggett, unmarried, dated June 11,2019, and recorded June 12.2019, in Instrument No. 20190612-0056353, in Davidson County Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 900 20th Avenue, 1412, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 6th day of July, 2026

GRANTOR(S)

the Nicolette Catafygiotu Revocable Living Trust
dated August 15, 2024

By: _____, Trustee
Nicolette Catafygiotu, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Nicolette Catafygiotu, Trustee of the Nicolette Catafygiotu Revocable Living Trust dated August 15, 2024, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained on behalf of the Trust.

WITNESS my hand and seal, this the 6 day of July, 2026.

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-29-2030

_____
Notary Public

Jennifer L Pennell
Printed Notary Name

My commission expires: _____

Tennessee Certification of Electronic Document

I, Jennifer Russell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/6/2026 (date of document).

Jennifer Russell
Affiant Signature

7/6/2026
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 6 day of July 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/28

NOTARY'S SEAL

